



REZONING

September 21, 2006

FILE: RZ 06-09-07

R-2 to P-1

Property Information	
Tax ID	Tax Map 073 Parcel 036A
Location/address	326 North Belair Road
Parcel Size	± 1.57 acres
Current Zoning	R-2 (Single Family Residential)
Existing Land Use	Single family residential
Future Land Use	The property is located within the Tier I Evans Town Center node
Request	P-1 (Professional)
Commission District	District 3 (Ford)
Recommendation	Approve with conditions

Summary and Recommendation

The Development Authority of Columbia County, owner and applicant, requests the rezoning of property located at 326 North Belair Road, from R-2 single family residential to P-1 professional office use. The property is the site of the former Gibbs Road public library. The county owned property was declared surplus by the Board of Commissioners and the Development Authority was asked to market and sell the property. The Development Authority sent out a request for proposals and subsequently, the Development Authority has entered into contract with Steve Dekle and The Insurance Center. The sales contract is contingent upon the successful rezoning of the property from the existing R-2 single family residential use to P-1n professional office use.

The property is located within the Evans Town Center. Although the property is currently zoned for residential use, the library was in operation on the property for a number of years before moving to its new facility adjacent within the government center. The use of the property for professional use is consistent with the Growth Management Plan and is further supported by the zoning of adjacent and nearby properties.

Staff recommends **approval with conditions** and all staff comments included.

Interdepartmental Review Conditions

Engineering: The property is located in the Bettys Branch drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.



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1. If any changes are proposed to the current site configuration, a site plan must be submitted to and approved by the County Engineer. The plan, if required, must include:
 - All proposed improvements must conform to current county standards.
 - Storm water detention will be required unless site improvements result in no net increase in runoff.
 - Access to the property from SR 383, Belair Road, must be approved by the GDOT.
 - If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
 - If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.

Construction and Maintenance: Access to be approved by Georgia Department of Transportation.

Comments

Water Department: County water is available on a sixteen inch line located on North Belair Road. County sewer is available on an eight inch line in the rear of the property.

Stormwater: Permanent drainage and utility easement is not required. There are no active projects in the area.

Construction and Maintenance: This project will not affect the priority of planned road projects.

Health Department: Should have county sewer.

Sheriff: There have been traffic accidents in the past 12 months. This project will affect safety and traffic conditions in the area. Development in this area will increase vehicular traffic. Additional patrols will be needed to monitor increased traffic flow, safety conditions, and crime prevention. There is adequate access for public safety vehicles.

Green space: This property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is consistent with the prevailing zoning and land use pattern.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request will not adversely affect the nearby neighborhood.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The zoning proposal is compatible with the purpose and intent of the GMP.



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Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property is not suited for residential use
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal would not cause excessive or burdensome use of public facilities or services with conditions enumerated.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	Rezoning to P-1 will bring the property into conformity, and its location within the Tier I Evans Town Center node is appropriate for this type of development.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request meets this balance test.

